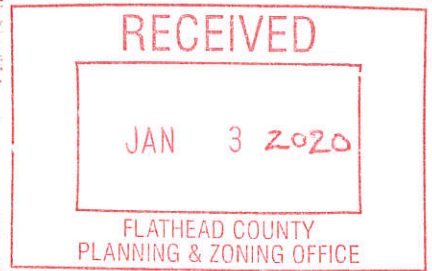




# Flathead County Planning & Zoning

40 11<sup>th</sup> Street West, Suite 220 Kalispell, MT 59901  
Telephone 406.751.8200 Fax 406.751.8210



## PETITION FOR ZONING AMENDMENT

*Submit this application, all required information, and appropriate fee (see current fee schedule)  
to the Planning & Zoning office at the address listed above.*

**FEE ATTACHED \$1,071.00**\_\_

### **APPLICANT/OWNER:**

1. Name: JJN HOLDINGS LLC. Phone: 406-212-4799
2. Mail Address: PO BOX 1377
3. City/State/Zip: BIGFORK MT. 59911
4. Interest in property: OWNERS

### **Check which applies:**

☐

Map Amendment

☐

Text Amendment:

### **TECHNICAL/PROFESSIONAL PARTICIPANTS:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City, State, Zip: \_\_\_\_\_  
Email: \_\_\_\_\_

### **IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE TEXT OF THE ZONING REGULATIONS, PLEASE COMPLETE THE FOLLOWING:**

- A. What is the proposed zoning text/map amendment?

### **IF THE REQUEST PERTAINS TO AN AMENDMENT TO THE ZONING MAP PLEASE COMPLETE THE FOLLOWING:**

- A. Address of the property: 257 HWY 83 BIGFORK 59911

- B. Legal Description: TRACT 2 OF CERT OF SURVEY NO. 13215  
(Lot/Block of Subdivision or Tract #)

13 - 27 - 20 WEST

Section Township Range (Attach sheet for metes and bounds)

- C. Total acreage: 5.884 Ac GROSS, 5.001 Ac NET

- D. Zoning District: BIGFORK

- E. The present zoning of the above property is: SAG-5

- F. The proposed zoning of the above property is: I-1

- G. State the changed or changing conditions that make the proposed amendment necessary: Property next door is zoned I-1. a change of zoning will allow us to build our Company yard and office. Construction Company. \_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**THE FOLLOWING ARE THE CRITERIA BY WHICH ZONING AMENDMENTS ARE REVIEWED. PLEASE PROVIDE A RESPONSE AND DETAILED EXPLANATION FOR EACH CRITERION FOR CONSIDERATION BY THE PLANNING STAFF, PLANNING BOARD, AND COMMISSIONERS.**

1. Is the proposed amendment in accordance with the Growth Policy/Neighborhood Plan?
2. Is the proposed amendment designed to:
  - a. Secure safety from fire and other dangers?
  - b. Promote public health, public safety and the general welfare?
  - c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?
3. Does the proposed amendment consider:
  - a. The reasonable provision of adequate light and air?
  - b. The effect on motorized and non-motorized transportation systems?
  - c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities?
  - d. The character of the district and its peculiar suitability for particular uses?
  - e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area?
4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities? \*

\*\*\*\*\*  
*The signing of this application signifies approval for the Flathead County Planning & Zoning staff to be present on the property for routine monitoring and inspection during approval process.*

ryan nelson  
 Owner/Applicant Signature(s)

1/3/2020  
 Date

SCANNED

## **APPLICATION PROCESS**

### **APPLICABLE TO ALL ZONING APPLICATIONS:**

A. Pre-Application Meeting:

A pre-application meeting is highly recommended. This can be scheduled at no cost by contacting the Planning & Zoning office. Among topics to be discussed are: Master Plan compatibility with the application, compatibility of proposed zone change with surrounding zoning classifications, and the application procedure.

B. Completed application.

C. Application fee.

D. The application must be accepted as complete by the Flathead County Planning & Zoning staff prior to the date of the planning board meeting at which it will be heard in order that requirements of state statutes and the zoning regulations may be fulfilled.

### **APPLICABLE TO APPLICATIONS FOR ZONE CHANGE:**

A. Application Contents:

1. Completed Zone Change application, including signatures of all property owners applying for zoning map amendment.

IF this is a **MAP** amendment the following are also required:

- i) A map showing the location and boundaries of the property (*vicinity map*).
- ii) A Title Report of the subject property
- iii) A separate fee made out to 'GIS' for the 'Adjoining Property Owners List'. The list will be sent directly to the Planning & Zoning office and is valid for a period of 6 months from date generated. You may also get a certified adjoining landowners list from a title company if you choose.



Is the proposed amendment in accordance with the GrowthPolicy/Neighborhood Plan?

According the Bigfork Community plan the parcel is identified as existing Ag and identified as north of Hwy 83 growth area and does have a residence on the property which meets the Future Growth Potential outlined in the Growth plan. No Restrictions with regards to title reporting. The property next door is zoned I-1, and is construction equipment rental business. There are multiple construction company offices adjacent to property.

2. Is the proposed amendment designed to:

a. Secure safety from fire and other dangers? The Property does not include large vegetation or fire hazards. The Bigfork Fire Dept. is 4 miles away and no future improvements are in any way violating existing building and or fire codes.

b. Promote public health, public safety and the general welfare?

The Flathead County Health Dept. is the designated health dept. inspection agency. Public safety considerations have been reviewed in our due diligence in applying for this zone change. Our Office and storage area will be managed to promote safe and secure operation.

c. Facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements?

The existing driveway approach from Hwy 83 is adequate for the traffic we will have entering the property. The driveway and approach is located on this property. Water is supplied by the existing well located on this property. The existing septic will accommodate the additional bathroom that will be in the office. The property is located in the Bigfork School district. There is no impact to the school district or school facilities. By using this property as our office we do not see any impact to public services or facilities as all improvements will abide by the Flathead County zoning regs.

3. Does the proposed amendment consider:

a. The reasonable provision of adequate light and air?

By changing the zoning we will be able to build our office and storage facilities which will abide by all property height and setback requirements, ensuring no light and air restrictions due to building structures. The use of landscape trees may be utilized in the future.

b. The effect on motorized and non-motorized transportation systems? The use of the existing approved driveway will be the only additional use to motorized transportation systems. We only have two employees so impact to traffic is minimal.

c. Compatible urban growth in the vicinity of cities and towns that at a minimum must include the areas around municipalities? Kalispell is the nearest municipality. Kalispell is 16 miles from the subject property and will not be impacted by this zone change. The Bigfork Growth plan does not identify issue with a zoning change.

CEINWAS

JAN 3 2025

d. The character of the district and its peculiar suitability for particular uses? Subject property is next to multiple Businesses. The property just next to this property is zoned I-1. The zoning regulation of I-1 is an adequate zoning for this property given the close proximity to other business using same zoning.

e. Conserving the value of buildings and encouraging the most appropriate use of land throughout the jurisdictional area? All improvements will be completed in a manor that adds to the value of surrounding properties and buildings.

4. Is the proposed amendment, as nearly as possible, compatible with the zoning ordinances of nearby municipalities? As the proposed change in zoning conforms to the written community growth plan of Bigfork we do not see any compatibility issues with the city of Kalispell which is the nearest municipality.

SCANNED

JAN 3 2020